

Loan Product Advisor® (LPASM) release notes provide updates on LPA enhancements to help streamline the way you work and offer a summary of feedback messages.

Asset and Income Modeler (AIM) Updates

PointServ – New Payroll Capability

Effective April 6, users can now leverage payroll data from existing service provider, PointServ, for the borrower income assessment.

Truework – New Service Provider

Effective April 18, Truework has been added as a new service provider for borrower income and employment assessment using payroll data. Your system will need to be updated to use the enumeration, “TRWK,” to indicate your verification report was provided by Truework. Review the [LPA v5.4.00 Specification Bulletin](#) for more technical and implementation details.

Rent Payment History and Borrower Cash Flow Assessment Messaging Update

Effective April 14

To increase visibility for rent payment history and borrower cash flow assessment eligibility for your borrower, certain feedback messages related to these assessments will now appear higher on the feedback certificate.

Borrower Cash Flow Assessment Enhancement

Effective May 5

To help expand access to credit for more qualified borrowers, we’re enhancing LPA’s borrower cash flow assessment to align with policy updates announced in *Single-Family Seller/Service Guide Bulletin 2024-6*:

- Borrower(s) does not need a usable credit score for LPA to consider the borrower’s cash flow in the credit risk assessment.
- For submissions with an Accept risk class, if positive cash flow is identified and the borrower(s) does not have a credit score, new feedback message FCL0429 will inform you that no additional payment references documentation is required.

Any submission or resubmission with an asset verification report of at least 12 months of account data for an eligible asset type will automatically be assessed for positive cash flow, which may upgrade a loan’s risk class from Caution to Accept and can only positively impact the credit risk assessment.

These enhancements will be effective for LPA submissions or resubmissions on or after May 5, 2024. Review the associated [feedback message updates](#).



FHA Loan Lender and Sponsor Identifier Messages

Effective May 22

In compliance with Federal Housing Administration (FHA) requirements specified in the Developer's Guide for Total Scorecard, v4.07, November 28, 2023, we updated the LPA v5.4.00 Request File Conditionality Details, Format and Implementation Notes for the FHA Loan Lender and Sponsor Identifiers data points to identify lenders, depending on the role(s) they're playing in the transaction. Review the [new messages](#) that support the revised conditionality.

User Experience Enhancements for Direct Access Users

Effective May 22

If you access LPA through the Loan Advisor portal, new updates will enhance functionality to improve your experience.

Military Service Identification

When identifying the borrower's military service, the checkboxes to specify the borrower's current status will now always display on the screen.

The screenshot shows the 'Loan Product Advisor' interface. The 'Military Service' section is highlighted with a red box. It includes the following fields and options:

- How Long at this Address? ***: Input fields for Years and Months.
- Housing ***: Radio buttons for 'No primary housing expense', 'Own', and 'Rent'.
- Mailing Address - if different from Current Address**: A checkbox labeled 'Does not apply'.
- Street Address**, **Unit #**, **City**, **State** (dropdown), **Zip Code**, and **Country** (input field).
- Military Service (VA Mortgage Only)**: A section with a red border containing:
 - Question: 'Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces?' with 'Yes' and 'No' radio buttons.
 - Checkboxes: 'Currently serving on active duty', 'Currently retired, discharged, or separated from service', 'Only period of service was as a non-activated member of the Reserve or National Guard', and 'Surviving Spouse'.

Application Received Date for Prequalifications

If the loan is in the Prequalification processing stage, the Application Received Date will no longer be a required field. The red asterisk that indicates that the field is a requirement will be removed.

The screenshot shows the 'Loan Product Advisor' interface for 'Create Loan: Loan File Setup'. The 'Application Received Date' field is highlighted with a red box. The interface includes a progress bar at the top with steps: LOAN FILE SETUP, BORROWER INFO, ASSETS AND LIABILITIES, REAL ESTATE, LOAN AND PROPERTY INFO, DECLARATION/SCIF, DEMOGRAPHIC INFO, LENDER LOAN INFO, and REQUEST SERVICES. The 'Application Information' section contains:

- Loan Application # ***: Input field with value '777'.
- Lender Branch Number**: Input field.
- Loan Processing Stage ***: Dropdown menu with 'Prequalification' selected.
- Application Received Date**: Input field with a calendar icon, highlighted with a red box.
- Sponsor/Sponsored Relationship ***: Dropdown menu with 'Select' selected.

The 'Borrower Setup' section includes input fields for **First Name ***, **Middle Name**, **Last Name ***, and **Suffix**. At the bottom are 'CREATE LOAN FILE' and 'CANCEL' buttons.



Full May Feedback Message Updates

Review the full list of [May feedback message updates](#) or visit the [Loan Advisor Resources & Learning webpage](#) – bookmark it for quick access to the latest updates for all of the Loan Advisor tools you use.

